

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**January 17, 2008**



**FP 07-25: proposed Final Plat of Boonville Town Center**

**SIZE AND LOCATION:** 18.51 acres of land wedged between Boonville Road (F.M. 158) and North Earl Rudder Freeway (SH 6 East Bypass) Frontage Road in northeastern Bryan, Brazos County, Texas

**EXISTING LAND USE:** vacant land

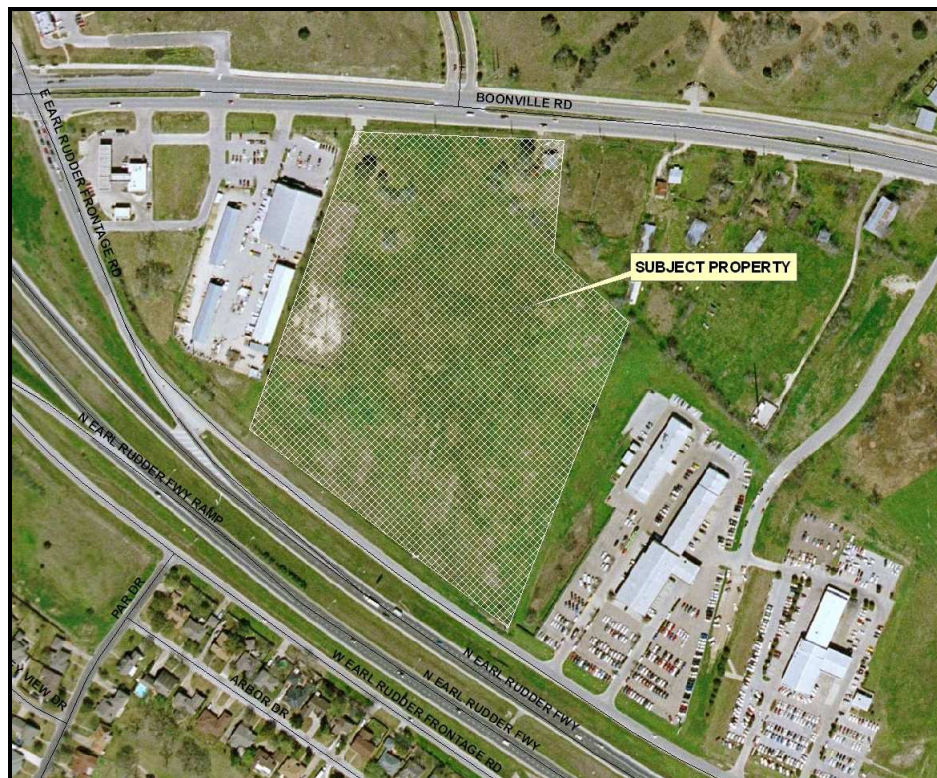
**ZONING:** Retail District (C-2)

**APPLICANT(S):** Five Ags Investments, LLC

**AGENT:** Kling Engineering

**STAFF CONTACT:** Martin Zimmermann, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat, **subject to certain modifications** to the plat document. See page two of this report for a more detailed description of staff's recommendations.



## **PROPOSED SUBDIVISION:**

This proposed final plat creates five lots intended for nonresidential development. An approximately 1,100-foot long and 60-foot wide extension of Austin's Colony Parkway is proposed for dedication and improvement by the developer.

## **RECOMMENDATION:**

The Site Development Review Committee and staff **recommend approving** this proposed final plat, **subject to completion of the following formal modifications** to this proposed final plat document:

- **Remove lot and block designation from 1.34-acre common area and private detention easement.**
- **Provide a note in the general notes section that reads as follows: "The 1.34-acre common area and private detention easement shall be utilized for open space and detention purposes only. No permits for construction of buildings shall be allowed for this area."**
- **Provide a note in the general notes section that reads as follows: "Continued maintenance of the 1.34-acre common area and private detention easement as well as continued maintenance of landscaping improvements to the median within Austin's Colony Parkway shall be the responsibility of a property owners association that consists of the owners of lots in this subdivision."**